Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/7 Moore Avenue, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gc	v.au	/underquot	ting				
Single pric	e \$729,950									
Median sale price										
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Croydon		
Period - From	01/01/2021	to	31/03/2021		So	ource	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/288 Maroondah Hwy CROYDON 3136	\$737,000	01/04/2021
2	25 Hubble Rd CROYDON 3136	\$700,000	27/04/2021
3	4/328 Maroondah Hwy CROYDON 3136	\$699,950	15/04/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/05/2021 19:58









Property Type: Unit Agent Comments

Brent Peters 9722 9755 0412 855 810 brent@hoskins.com.au

Indicative Selling Price \$729,950 Median Unit Price March quarter 2021: \$675,000

Comparable Properties



3/288 Maroondah Hwy CROYDON 3136 (REI) Agent Comments



Price: \$737,000 Method: Sold Before Auction Date: 01/04/2021 Property Type: Townhouse (Res) Land Size: 220 sqm approx



25 Hubble Rd CROYDON 3136 (REI)

1 - 1 3 **1 - 1** 2 **1** - 1

Price: \$700,000 Method: Private Sale Date: 27/04/2021 Property Type: Townhouse (Single) Land Size: 211 sqm approx



4/328 Maroondah Hwy CROYDON 3136 (REI/VG)

Price: \$699,950 Method: Private Sale Date: 15/04/2021 Property Type: Townhouse (Single)

Account - Hoskins | P: 98747677, 9722 9755



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments